

**ORDINANCE NO. 040506-37**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 0 F.M. 2222 ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No.C14-04-0010, on file at the Neighborhood Planning and Zoning Department, as follows:

A 4.924 acre tract of land, more or less, out of the William Preece Survey No. 4, in Travis County, the tract of land being more particularly described by metes and bounds in Document No. 1999136062, of the Official Public Records of Travis County, Texas, (the "Property")

locally known as 0 F.M. 2222 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

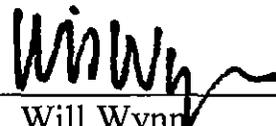
1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 1,000 trips per day.
2. Vehicular access to and from the Property along F.M. 2222 Road shall be by a limited function driveway that allows right-in and right-out movement only.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

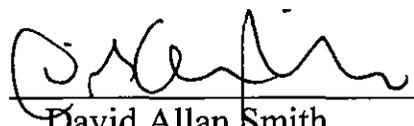
**PART 3.** This ordinance takes effect on May 17, 2004.

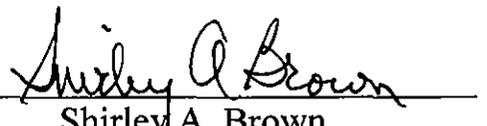
**PASSED AND APPROVED**

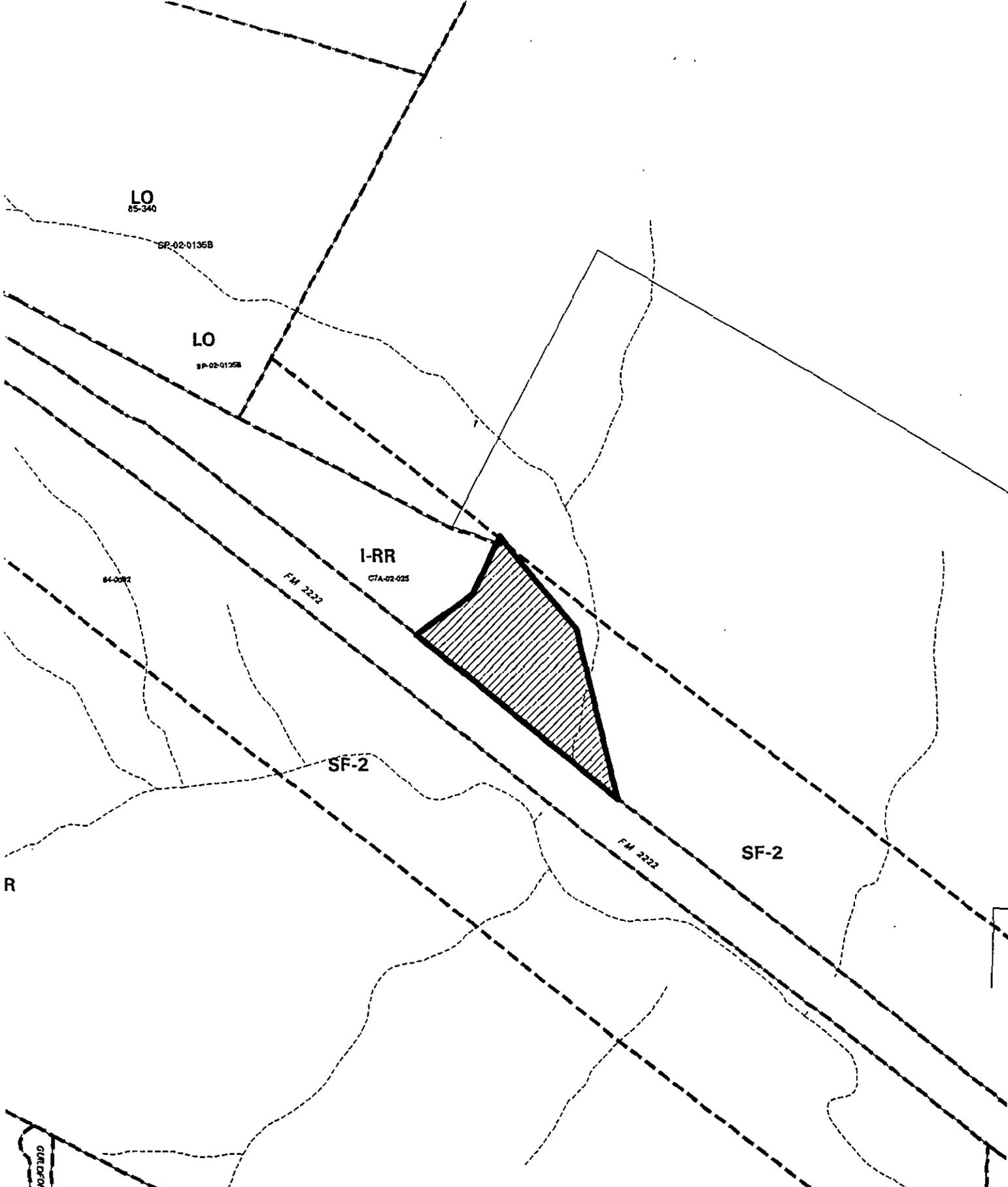
\_\_\_\_\_ May 6 \_\_\_\_\_, 2004      §  
   §  
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Will Wynn  
Mayor

**APPROVED:**   
David Allan Smith  
City Attorney

**ATTEST:**   
Shirley A. Brown  
City Clerk



LO  
85-340

SP-02-0135B

LO

SP-02-0135B

I-RR

GA-02-025

FM 2222

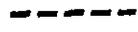
SF-2

FM 2222

SF-2

R



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: S. GAGER

CASE #: C14-04-0010  
 ADDRESS: FM 2222 RD  
 SUBJECT AREA (acres): 4.924

ZONING EXHIBIT A

DATE: 04-01  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 E32